

# UNOFFICIAL COPY

89182699

Deed in Trust - Quit Claim

THIS INDENTURE WITNESSETH that the Grantors, EDWARD KLEIN, a married person as to an undivided one-half (1/2) interest, and DONALD KLEIN, a married person as to an undivided one-half (1/2) interest, of 611 Dundee Avenue, Elgin, Illinois 60120

of the County of Kane and State of Illinois, for and in

consideration of Ten and 00/100 Dollars, and other good and valuable

considerations in hand paid, CONVEY AND QUIT CLAIM unto THE FIRST NATIONAL BANK OF ELGIN,

a National Banking Association with trust powers, of Elgin, Illinois, as Trustee under the provisions of a trust agreement dated the 14th day of April 19 89 known as Trust Number 4917, the following

described real estate in the County of Cook and State of Illinois to-wit:  
The Northerly 39.4 Feet of Lot 13 in Parkwood II Unit One, being a Subdivision of Part of Sections 17, 19 and 20, Township 41 North, Range 9 East of the Third Principal Meridian in the City of Elgin, Cook County, Illinois, according to the Plat thereof recorded May 30, 1979 as Document 24979976.

Exempt under Section 4 Paragraph E of the Real Estate Transfer Act.

DATE: 4-14-89 SIGNATURE: [Signature]  
COMMON ADDRESS: 514 Thorndale Drive, Elgin, Illinois 60120

P.I. NO. 06-20-103-081

THIS IS NOT HOMESTEAD PROPERTY.

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single lease the term of 108 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessors in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial the words "in trust", or "upon condition", or "with limitations", or words of similar import, in accordance with the statute in such case made and provided.

And the said grantors hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

I Witness Whereof, the grantors aforesaid have hereunto set their hands and seals this 14th day of APRIL, 19 89.

Edward Klein (SEAL) Donald Klein (SEAL)  
EDWARD KLEIN DONALD KLEIN  
\_\_\_\_ (SEAL) \_\_\_\_\_ (SEAL)  
\_\_\_\_ (SEAL) \_\_\_\_\_ (SEAL)  
\_\_\_\_ (SEAL) \_\_\_\_\_ (SEAL)

(over)

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MAIL \$12.00

Property of Cook County Clerk's Office

DEPT-01  
1M444 TRAM 6615 04/25/89 11:49:00  
#6770 # D \* 89-182699  
COOK COUNTY RECORDER



William C. Chesbrough  
23 Douglas Avenue  
Eldin, Illinois 60120

Return Recorded Document To:

Edward Klein & Donald Klein  
611 Dundee Avenue  
Eldin, Illinois 60120

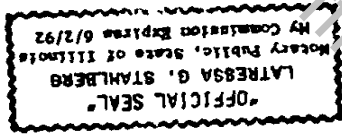
Mail Tax Bills To:

This Instrument Prepared By:

William C. Chesbrough  
23 Douglas Avenue  
Eldin, Illinois 60120

66928169

89182699



*Larssa G. Stahlberg*  
Notary Public  
19 89

Given under my hand and notarial seal this 14th day of April, 1989, including the release and waiver of the right of homestead, delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, instrument, appeared before me this day in person and acknowledged that they signed, sealed and personally know to me to be the same person s whose name s are subscribed to the foregoing

EDWARD KLEIN, a married person as to an undivided one-half (1/2) interest and DONALD KLEIN, a married person as to an undivided one-half (1/2) interest

State of Illinois, County of Kane, ss.